

**COMMITTEE ON SPECIAL PERMITS
MONDAY, OCTOBER 24, 2022, at 7:15 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS**

Voting members present: Chairman Richard Gately, Councilor Joanne Campbell, Councilor Charles Viola, Councilor Lou DiMambro, and Councilor Darlene Mercer-Bruen
Non-voting members present: President Michael Concannon, Councilor Jeffrey Dillon, and Councilor Robert Ferullo. Absent: Councilor Joseph Demers

* * * * *

Reading and approval of meeting minutes of September 26, 2022: Motion made by Councilor Mercer-Bruen and seconded by Councilor DiMambro to approve the minutes of the previous meeting; in favor, 5-0.

* * * * *

CCF New Boston Property Company LLC for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a); Section 5.1(53), Section 8.3.1, and Site Plan Review pursuant to Section 12.2.4 to allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street: Chair Gately said the petition is not ready to move forward at this time and will remain in committee.

* * * * *

CCF New Boston Property Company LLC for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a), and Site Plan Review pursuant to Section 12.2.4 to allow for a four (4) story building containing approximately 174,812 sf of net floor area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street: See preceding item.

* * * * *

Trio Community Meals LLC for a special permit pursuant to Section 5.1(57b), Section 7.3 and Section 9 of the WZO, to allow for a modification to the Landowner's Decision and Notice of Special Permit dated May 19, 2020, to allow for an increase in the overnight parking of commercial vehicles from twenty (20) to twenty-eight (28), at 39 Olympia Avenue: Chair Gately said the petition is not ready to move forward at this time and will remain in committee.

* * * * *

Corporate Chefs LLC for a special permit pursuant to Section 5.1(42), Section 5.1(57b), Section 7.3 and Section 9 of the WZO, to allow for: (1) a wholesale establishment, warehouse and distribution center; (2) overnight parking of seven (7) commercial motor vehicles (vans); and (3) for the continued use of the nonconforming parking and loading docks, at 39 Olympia Avenue: See preceding item.

* * * * *

Atlantic Power Cleaning Corp. for a special permit to modify the Landowner's Decision and Notice of Special Permit dated May 29, 1997 and Section 5.1(57b) of the WZO, to allow for an increase in the indoor accessory storage of commercial vehicles from eight (8) to twelve (12), with all of said commercial vehicles being stored overnight inside an approximately 4,022 square foot addition to the existing building(s) on the Property, at 92 Merrimac Street: Representing the petitioner were Attorney Joseph Tarby, Rubin Rudman, 500 Unicorn Park, Woburn, MA; David Romero, Commonwealth Engineering Inc., 27 Cambridge Street, Suite 106, Burlington, MA, 01803; and Sean Coakley, Atlantic Power Cleaning Corp., 92 Merrimac Street, Woburn, MA. Attorney Tarby said the applicant is seeking to modify a special permit issued in 1997 to increase the number of commercial vehicles from eight to 12. He said all 12 vehicles will be stored inside a 4,524-square-foot addition that the applicant hopes to increase by 4,022-square-feet. He said the special permit issued in 1997 included storage of eight box trucks at 92 Merrimac Street. He said there is a condition that all vehicles must be registered in the city of Woburn. He said he would like to run down the Planning Dept.'s comments and submit a revised plan of record. Motion made by Councilor Viola and seconded by Councilor Campbell to receive and place on file the following documents: Drawing #A-1 "Proposed addition Aqua Industries Holdings, 92 Merrimac Street. Woburn, MA 01801," dated October 17, 2019, by Jason Gove Architect, 5 Autumn Lane, Gloucester, MA 01930; and a site plan dated September 12, 2022, and revised October 18, 2022, by Commonwealth Engineering Inc., 27 Cambridge Street, Burlington, MA 01803; approved, 5-0. Attorney Tarby said he would like to address the first section of the comments in the Planning Board memorandum dated October 18, 2022. He said the revised site plan correctly references the existing and new buildings. He said the demolition delay ordinance will be part of the building permit process. He said an ANR plan will be filed. A request to put the dimensions and the square footage on the site plan has already been accommodated. He said floor plans are not part of the special permit process but will be required as part of the building permit process. He said Mr. Romero will address the lighting plan for the parking lot. He said the plan of record shows show storage and the trash receptacle. He said they will meet with the Conservation Dept. director to go over any conservation issues. He said three parking spaces in the front yard setback have been moved to the back of the building. He said Mr. Romero will go over the landscaping plan. He said there was a suggestion to add an 8-foot fence and landscaping and the petitioner is fine with that. He said the petitioner is also fine with a condition that prohibits outside storage. Mr. Romero said there are two versions of the site plan, which he said makes it easier to see the existing site conditions. He said there will be no addition to the impervious area except for the proposed addition. He said there will be an underground filtration system. He said the snow storage area is shown on the plan. He said the snow storage will be in a gravel area where the dumpster is located now. He said they

plan to tear down the fence in the back left corner and put up a new fence. He said they initially planned for an 8-foot fence but that will require a variance, so they will put up a 6-foot fence. He said Planning Director Tina Cassidy asked the petitioner to show everything on the plan of record. Chairman Gately asked what the date is on the plan of record. Mr. Romero said the date of the plan of record is October 18, 2022. Councilor Campbell asked what the property is being used for. Mr. Romero said the property is being used as the headquarters of a power cleaning company. Chairman Gately said the company has been in business for a long time. Mr. Coakley said the company has been in business for 18 years. Chairman Gately asked how the soaps and solvents are stored. Mr. Coakley said the solvents come in 5-gallon pails and they mix them in the truck. He said each truck carries approximately 30-55 gallons of detergent. He said there are no trailers, just box trucks. Chairman Gately asked how many garage doors there are in the building. Mr. Coakley said the existing building has two existing 14-foot by 14-foot garage doors, and another garage door that is 9 feet high. He said the garage doors in the addition will be 14-feet by 14-feet. Chairman Gately asked how many full-time employees there are. Mr. Coakley said there are 12 full-time employees. Chairman Gately asked if there is enough parking for the employees. Mr. Coakley said there is plenty of parking. He said most of the employees have take-home vehicles. Chairman Gately asked about hours of operation. Mr. Coakley said there are some early morning hours between 4-5 a.m., and they try not to work past 6-7 p.m. Chairman Gately said the company has done some fabulous work. He said Mr. Coakley runs a good outfit. He said Mr. Coakley is a pillar of the community. He said Mr. Coakley donates his time. He said he is happy to see the company is expanding. Mr. Coakley said he is from North Woburn originally and it is great to have his company's headquarters there. Chairman Gately said there is a new subdivision on Dexter Avenue and it is important that no equipment be stored in back of the building. Councilor DiMambro said the project is nice. He said his primary concern is about lighting on the left side of the building. Mr. Coakley said he is trying to not put any lighting on that side of the building. Councilor DiMambro asked why Mr. Coakley is opting to install a 6-foot fence. Mr. Coakley replied that any fence higher than 6-feet requires a variance from the Zoning Board of Appeals. Councilor DiMambro said he wants to make sure there will be no outside storage and that all vehicles associated with the business will be registered in Woburn. He said it is a nice project. He said that corner is kind of an eyesore. Councilor Mercer-Bruen said she has suggestions for conditions, as follows: 1.) All lighting should be dark sky compliant; 2.) There shall be a 6-foot fence along the easterly boundary of the property. Mr. Coakley said the fence will be made of wood with a lattice top. 3.) All storage trailers shall be removed from the area once construction is complete; 4.) All company vehicles will be registered in the city of Woburn. Councilor Mercer-Bruen asked if there is a landscaping plan. Attorney Tarby said his client would agree to a condition that the landscaping shall conform to the plan of record. He said he will submit a list of conditions to the clerk, including a standard reference to the plan of record. Mr. Coakley said the landscaping plan will be robust. Councilor Campbell said she likes the idea of a robust landscaping plan. Councilor Mercer-Bruen said she would offer those five conditions inclusive of the fifth condition that requires the landscaping to conform to the plan of record. Motion made by Councilor DiMambro and seconded by Councilor Mercer-Bruen that the petition "ought to pass" with the following conditions:

1. The Petitioner shall construct and improve the Site as substantially described on the Plan of Record, which for this project shall be "Proposed Site Plan, Aqua Industrial Holdings, 92 Merrimac Street, Assessor's Map 09, Lot 01, Block 01, Woburn, MA 01801" dated September 12, 2022, revised October 18, 2022, prepared by Commonwealth Engineering

Inc., 27 Cambridge Street, Suite 106, Burlington, MA, 01803, and (hereinafter the “Site Plan”) and elevation plan dated October 17, 2019, prepared by Jason Gove Architect, 5 Autumn Lane, Gloucester, MA 01930, although design adjustments and modifications generally associated with: (i) preparing so-called “working drawings” or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event that the Building Commissioner determines that the building plans filed with the building permit application are not in substantial conformance with the Site Plan, the Petitioner may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Petitioner shall be required to file a Special Permit Petition seeking approval to modify the Site Plan.

2. The petitioner shall install lighting on the locus that is dark sky compliant
3. There shall be a 6-foot fence with a lattice top installed along the easterly boundary of the property line closest to North Maple Street
4. All storage trailers shall be removed upon completion of the new building and before any occupancy permits, temporary or otherwise, are issued
5. The landscaping shall conform to the Site Plan
6. All vehicles associated with the business must be registered in the City of Woburn

Motion approved, 5-0.

* * * * *

Motion made by Councilor Mercer-Bruen and seconded by Councilor Viola to adjourn; in favor, 5-0. Chairman Gately adjourned the meeting at 7:40 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees